

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Spring Lake Community Development District was held on **Wednesday, June 21, 2023, at 6:32 p.m.** at the Clubhouse at Lake Lucaya Club, located at 11305 Lake Lucaya Drive, Riverview, Florida 33579.

Present and constituting a quorum were:

Ruth Brown	Board Supervisor, Vice Chairman
Lynn Adams	Board Supervisor, Assistant Secretary
Ken Hoeffle	Board Supervisor, Assistant Secretary
Bill Kidwell	Board Supervisor, Assistant Secretary

Also present were:

Eric Dailey	District Manager, Halifax Solutions, LLC
Michael Eckert*	District Counsel, Kutak Rock, LLP
Phil Chang*	District Engineer, Johnson Engineering
Steven Horan	Field Services, CorLin Services, LLC
John Toborg	Manager, Inspection Services, Rizzetta & Company
Robin Rhodes	Account Manager, Yellowstone Landscape
Wayne Ebanks	Irrigation Manager, Yellowstone Landscape

Audience	Present
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Note (*) – Attended via conference call.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Dailey called the meeting to order at 6:32 p.m. and conducted roll call, confirming that a quorum was present.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Dailey asked if there were any audience comments.

47 The Audience was present, but no comments were made.

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50 **THIRD ORDER OF BUSINESS**

**Consent Agenda Items/Business
Administration**

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53 Mr. Dailey asked if the Board had any questions regarding the consent agenda
54 items. The Board had none.

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56 On a Motion by Mr. Kidwell seconded by Ms. Brown, with all in favor, the Board approved
57 the consent agenda items, for Spring Lake Community Development District.

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60 **FOURTH ORDER OF BUSINESS**

Staff Reports

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62 **A. Landscape Inspection Services**

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64 Mr. Toborg reviewed his inspection report with the Board.

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66 Mr. Toborg stated service levels have improved and they have been addressing
67 the outstanding items in his previous report. Mr. Toborg stated he is working on
68 the palm replacement proposals and location map for the July meeting.

69

70 The Board asked for proposals for ground cover options along Summerfield as a
71 replacement for mulch that keeps washing away. Mr. Toborg stated the next
72 mulching would usually take place in the October/November timeframe. Mr.
73 Rhodes stated the Spring mulching has been completed and that it was just a top
74 dressing, so they did not have enough to cover all areas.

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77 **B. Landscape and Irrigation Services**

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79 Mr. Ebanks presented the Board with a watering zone schedule as previously
80 requested. The Board stated that the Parkside park irrigation was running this
81 afternoon and needed to be checked.

82

83 The Board asked that a cedar tree in the Parkside park be removed and replaced.
84 Mr. Toborg stated this was a tree they were watching to see if it would survive, and
85 it has not.

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92 On a Motion by Ms. Brown seconded by Mr. Adams, with all in favor, the Board approved
93 Yellowstone Landscaping to remove and replace the cedar tree in the Parkside Park with
94 approval of the proposal by the District Manager, for Spring Lake Community
95 Development District.

96
97 The Board had no other questions or comments for Mr. Toborg, Mr. Rhodes, and
98 Mr. Ebanks, so they left the meeting.

99
100 **C. Aquatics Maintenance**

101 Mr. Dailey reviewed the report with the Board.

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104 Mr. Dailey asked the Board if they had any other questions or comments. The
105 Board had none.

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107 **D. Field Management Services**

108
109 Mr. Horan stated the picnic tables should arrive by the end of June for installation.

110
111 Mr. Horan stated he recently replaced the slats on one of the five benches in
112 Parkside park. Mr. Horan stated this was the second bench he did this for and that
113 the remaining three will eventually need to have the same done.

114
115 Mr. Horan stated he has seen some of the moles back in the Parkside park and
116 will ask Mr. Rhodes to treat the area again.

117
118 Mr. Horan stated he requested a playground mulch proposal from EZ Mulch and
119 is waiting for it to be sent over.

120
121 Mr. Horan explained that the top entrance monument lights are out, but it is not
122 affecting seeing it at night. Mr. Horan requested that they wait until they do the
123 Christmas holiday lights then have someone replace the bulbs at that time. The
124 Board agreed with the recommendation.

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126 Mr. Dailey asked about the curb repairs. Mr. Horan stated that only one repair was
127 needed at this time after the evaluation, which is off Sea Foam, and he will request
128 proposals.

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130 Mr. Dailey asked the Board if they had any other questions or comments. The
131 Board had none.

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133 **E. District Engineer**

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135 Mr. Chang stated there are about two more weeks left on the lake bank erosion
136 project and that only 1/3 of the aquatic plants have been installed at this time. Mr.

137 Chang stated that once they are done, he will do a final inspection of the project
138 before authorizing payment.

139
140 Mr. Adams asked about the warranty on the plants. Mr. Chang stated there is a
141 standard warranty but not for damage due to wake from the boats or the weather.

142
143 Ms. Brown asked about the concern that was brought by Mr. Horan that
144 Crosscreek Environmental did not use enough sod and had not installed riprap
145 high enough. Mr. Chang stated this was the case and he reviewed this with
146 Crosscreek Environmental. Mr. Chang stated they have fixed some of the areas
147 and will address the rest before completing the project.

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149 Mr. Dailey asked the Board if they would like to consider Business Item A,
150 Consideration of Johnson Engineering Work Authorization #23-002 Parkside Park
151 while Mr. Chang is still on the call. The Board agreed and Mr. Chang presented
152 his work authorization to the Board.

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154 The Board asked that a memo be provided with a drawing of ground elevation and
155 measurements. The Board also asked that an estimate be provided for both
156 options of providing new drainage and clean fill to crown the park area for sod
157 replacement.

158

159 On a Motion by Mr. Kidwell seconded by Mr. Hoefle, with all in favor, the Board approved
160 the Johnson Engineering Work Authorization #23-002 for Parkside Park for \$1,500.00,
161 for Spring Lake Community Development District.

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163 Mr. Chang asked the Board if they had any questions or comments. The Board
164 had none so Mr. Chang left the meeting.

165
166 **F. District Counsel**

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168 Mr. Eckert stated he has no report at this time and asked the Board if they had any
169 questions or comments. The Board had none.

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171 **G. District Manager**

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173 Mr. Dailey reviewed the Action Item List with the Board, and they had no questions
174 or comments.

175
176 Mr. Dailey reminded the Board the next meeting will be on Monday, July 17, 2023,
177 at 6:30 pm at the clubhouse.

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179 Mr. Dailey stated he spoke with TECO, and they are working on the reassignment
180 of the current streetlight contracts matching them up with ownership between the
181 District and HOA. Mr. Dailey stated once they have this completed, he will bring
182 the contracts for Board approval. Mr. Dailey explained to the Board that TECO

183 reached out to say they made a mistake, and they cannot replace the current
184 contracts as they assumed so they will need to reassign them to the proper entity.
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186 Mr. Dailey asked the Board if they had any other questions or comments. The
187 Board had none.
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190 **FIFTH ORDER OF BUSINESS** **Consideration of Fiscal Year 2021-2022**
191 **Audit**
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193 Mr. Dailey presented the Fiscal Year 2021-2022 Audit for the Board. Mr. Dailey
194 stated this was a clean audit and just needs to be accepted by the Board. Mr. Dailey
195 stated once accepted he will submit it to the state prior to the June 30, 2023 deadline.
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197 On a Motion by Ms. Brown seconded by Mr. Adams, with all in favor, the Board accepted
198 the Fiscal Year 2021-2022 Audit, for Spring Lake Community Development District.

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201 **SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2023-07,**
202 **Adopting Annual Meeting Schedule for**
203 **Fiscal Year 2023-2024**
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205 Mr. Dailey presented Resolution 2023-07, Adopting the Annual Meeting Schedule
206 for Fiscal Year 2023-2024 to the Board. Mr. Dailey presented the option of moving the
207 monthly meeting to the first or fourth Tuesday based on staff schedules and availability
208 of the clubhouse. Mr. Dailey also stated that Mr. Chang has conflicts on both nights but
209 should be available to call in when needed. Mr. Dailey stated both options in the resolution
210 reflect no December meeting as was the case for last year.
211

212 Mr. Dailey discussed a conflict he has for the March 2024 meeting and options for
213 finding an alternative date. The Board asked Mr. Eckert about the required ethics training
214 and possibly doing as a Board at that meeting. Mr. Eckert stated he will have options for
215 the training to present to the Board in the fall once his firm reviews the new requirements.
216 The Board decided to keep the March meeting on the fourth Tuesday and if it needs to
217 be changed, they will address it at a later date.
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219 On a Motion by Mr. Kidwell, seconded by Mr. Hoefle, with all in favor, the Board approved
220 Resolution 2023-07, Adopting the Annual Meeting Schedule for Fiscal Year 2023-2024
221 moving the meetings to the fourth Tuesday of each month except for December to be
222 held at the Lucaya Lake Clubhouse located at 11305 Lake Lucaya Drive, Riverview, FL
223 33579 at 6:30 p.m., for Spring Lake Community Development District.

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226 **SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-08,
Adopting Policy for Wall and Fence
Maintenance**

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Mr. Eckert presented Resolution 2023-08, Adopting Policy for Wall, and Fence Maintenance to the Board. Mr. Eckert reviewed the policy that he stated was drafted with comments from both Mr. Keipper and Mr. Dailey along with the policy from the HOA documents.

235 The Board asked that under the section General Scope of Painting and
236 Maintenance Responsibilities that a line be added stating the top cap and post cap are
237 the responsibility of the District for maintenance.

238
239 The Board also asked Mr. Dailey to send a memo with the adopted policy to the
240 residents through the HOA and post it to the District website.

241
242 The Board stated that all the interior fences and walls owned by the District need
243 to be cleaned next fiscal year.

244

245 On a Motion by Ms. Brown, seconded by Mr. Kidwell, with all in favor, the Board adopted
246 Resolution 2023-08, Adopting the Policy for Wall, and Fence Maintenance with the
247 addition under the section General Scope of Painting and Maintenance Responsibilities
248 that a line be added stating the top cap and post cap are the responsibility of the District
249 for maintenance, for Spring Lake Community Development District.

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252 **EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-09,
Approving Statewide Mutual Aid
Agreement**

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Mr. Eckert presented Resolution 2023-09, Approving Statewide Mutual Aid Agreement to the Board.

259 On a Motion by Ms. Brown, seconded by Mr. Hoefle, with all in favor, the Board approved
260 Resolution 2023-09, Approving Statewide Mutual Aid Agreement to the Board, for Spring
261 Lake Community Development District.

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264 **NINTH ORDER OF BUSINESS**

Supervisors Requests

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Mr. Dailey asked if there were any Supervisors Requests.

268 Ms. Brown asked Mr. Dailey to make sure they schedule the ethics training for the
269 Supervisors once they have the information from Mr. Eckert.

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271 There were no further Supervisor Requests.

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274 **TENTH ORDER OF BUSINESS**

Adjournment

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276 On a Motion by Mr. Hoefle, seconded by Mr. Kidwell, with all in favor, the Board adjourned
277 the meeting at 7:58 p.m., for Spring Lake Community Development District.

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Secretary/Assistant Secretary


Chairman/ Vice Chairman